160.0	0002	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	711,400 /	711,400
					USE VALUE:	711,400 /	711,400
					ASSESSED:	711,400 /	711,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANSFIELD JAMES R & INGRID M
Owner 2:	
Owner 3:	
Street 1:	185 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FEENEY ROBERT F -
Owner 2:	-
Street 1:	80 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4662.000	319,500		391,900	711,400
Total Card	0.107	319,500		391,900	711,400
Total Parcel	0.107	319,500		391,900	711,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.02 /Parcel: 380.02

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106664

GIS Ref

GIS Ref

Insp Date 07/13/18

!12508!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	319,500	0	4,662.	391,900	711,400		Year end	12/23/2021
2021	101	FV	309,500	0	4,662.	391,900	701,400		Year End Roll	12/10/2020
2020	101	FV	309,600	0	4,662.	391,900	701,500	701,500	Year End Roll	12/18/2019
2019	101	FV	243,900	0	4,662.	391,900	635,800	635,800	Year End Roll	1/3/2019
2018	101	FV	243,400	0	4,662.	347,100	590,500	590,500	Year End Roll	12/20/2017
2017	101	FV	243,400	0	4,662.	291,100	534,500	534,500	Year End Roll	1/3/2017
2016	101	FV	243,400	0	4,662.	291,100	534,500	534,500	Year End	1/4/2016
2015	101	FV	237,300	0	4,662.	251,900	489,200	489,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:57:15

LAST REV

Date	Time
11/12/21	15:11:14
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12508

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEENEY ROBERT F	73436-363	1	10/10/2019	Convenience	1	No	No		Robert Francis Feeney dod 1/3/2021
FEENEY MARY M /	73436-361		10/10/2019	Convenience	1	No	No		
	8383-386		1/1/1901	Family		No	No		Joseph P Feeney - DOD: 07/14/2001 BK: 36511

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2021	1361	Inter Fi	200,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Inspected	PH	Patrick H
6/8/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Meas/Inspect	163	PATRIOT
12/2/1999	Meas/Inspect	256	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4662		Sq. Ft.	Site		0	70.	1.20	8									391,902						391,900	

Total AC/HA: 0.10702 | Total SF/SM: 4662 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 391,902 | Spl Credit | Total: 391,900

USER DEFINED

Prior Id # 1:	106664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21089745
Const Adj.:	0.98000199
Adj $ / SQ:	154.269
Other Features:	75657
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434067
Depreciation:	114594
Depreciated Total:	319473

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

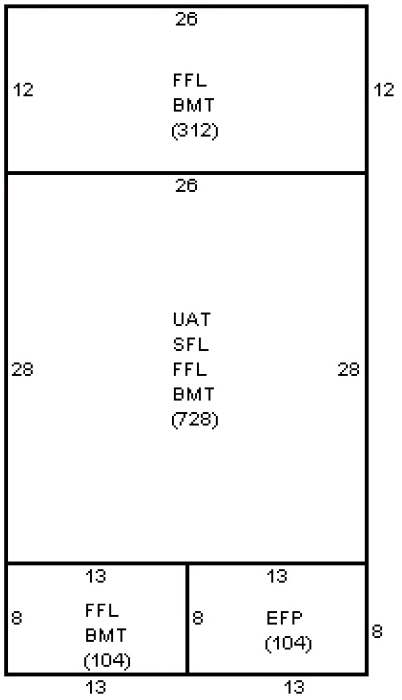
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.27
Special Features:	0	Val/Su Net:	96.76
Final Total:	319500	Val/Su SzAd	170.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	46.280	52,945
FFL	First Floor	1,144	154.270	176,483
SFL	Second Floor	728	154.270	112,308
UAT	Upper Attic	182	61.710	11,231
EFP	Enclos Porch	104	52.330	5,443

Net Sketched Area:	3,302			Total:	358,410
Size Ad	1872	Gross Area	3848	FinArea	1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	